

State of California
Business, Transportation and Housing Agency
Department of Housing and Community Development
Division of Codes and Standards



FACTORY-BUILT HOUSING



Factory-Built Housing Guide For City - County Building Departments

Rev: March 2004

Visit our Web Site at www.hcd.ca.gov/codes

Factory-Built Housing

Guide For City - County Building Departments



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Rev: March 2004

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Preface

This publication on Factory-Built Housing was prepared and made available to the public by the California Department of Housing and Community Development (HCD), Division of Codes and Standards. This publication is intended to assist local building officials and the public in their understanding of the workings relative to the manufacture, assembly, and installation of factory-built homes (FBH) and factory-built housing components. Information inserted at the end of this publication alerts the reader to HCD's other functions.

HCD does not advocate factory-built housing over any other type of housing. Information provided about state laws and regulations that mandate specific requirements for the design, manufacture, in-plant inspection, assembly and installation of FBH products are intended to assist local building officials and the public by explaining FBH laws and requirements for construction of dwellings using these laws.

Should any of the information stated herein become superseded by changes to the laws or regulations, the information in this publication is superseded.

This publication is available upon request from the:

California Department of Housing and Community Development
Division of Codes and Standards
Manufactured Housing Program
1800-3rd Street, Room 260
Post Office Box 31
Sacramento, CA 95812-0031
(916) 445-3338

or

Via The Factory-Built Housing Home Page at:
<http://www.hcd.ca.gov/codes/fbh>

HCD expresses its appreciation to ADVANCE FOAM PLASTICS, INC. of Sparks Nevada for the authorized usage of the illustrations that are found throughout this publication.

What Is Factory-Built Housing?



A single-family dwelling constructed using Factory-Built Housing products

Factory-built housing should not be confused with manufactured housing or mobilehomes. While both products represent a type of a dwelling manufactured in a factory, each utilizes an entirely different set of construction codes and standards. The construction of dwellings using FBH laws and regulations utilizes the California Building Code, while manufactured housing is constructed using federal standards. Factory-built housing products may include single or multi-family dwellings, hotels, motels or dormitory construction.

California law defines FBH as follows: *“Factory-built housing means a residential building, dwelling unit, or an individual dwelling room or combination of rooms thereof, or building component, assembly, or system manufactured in such a manner that all concealed parts or processes of manufacture cannot be inspected before installation at the building site without disassembly, damage, or destruction of the part, including units designed for use as part of an institution for resident or patient care, that is either wholly manufactured or is in substantial part manufactured at an offsite location to be wholly or partially assembled onsite in accordance with building standards published in the California Building Standards Code and other regulations adopted by the commission pursuant to Section 19990. Factory-built housing does not include a mobilehome, as defined in Section 18008, a recreational vehicle, as defined in Section 18010.5, or a commercial modular, as defined in Section 18012.5.”*

Simply put, FBH units are dwellings manufactured off-site, in sections or components which are assembled at the installation site to form a part of, or a complete dwelling. An FBH component may consist of a wall, floor or roof panel utilizing rigid foam insulation enclosed by interior and exterior sheathing materials; or may also be a conventionally framed closed-system

wall or roof panel containing the plumbing, electrical, etc. systems inside the panel.

An FBH dwelling unit may be 2 or more ‘modules’ assembled on site and attached to a foundation.

FBH products do not include “open-framed” prefabricated construction since open-framed type construction allows inspection at the building site without disassembly. A picture of a typical FBH wall panel is provided on page 8.

The Law and Regulations

1. **The Law:** Health and Safety Code, Division 13, Part 6, commencing with Section 19960, entitled the "California Factory-Built Housing Law."
2. **The Regulations:** HCD’s regulations adopted to carry out the law are contained in the California Code of Regulations, Title 25, Division 1, Chapter 3, Subchapter 1, commencing with Section 3000. These regulations address such issues as:
 - a. Requirements for HCD insignia, 3rd-party plan check and inspections.
 - b. Fees for HCD insignia and services.
 - c. Design and fabrication requirements for factory-built housing.
 - d. Installation plan requirements.
 - e. Application requirements, qualification criteria and monitoring of approved city, county and/or 3rd-party agencies providing inspection and design approval services on behalf of HCD.

Full text copies of the law and regulations (Title 25 only) may be obtained from:

West Group Post Office Box 95767
Chicago, Illinois 60694-5767
Tel.: 1-800-888-3600

or

On the Internet : <http://www.housing.ca.gov>

Construction Standards, Inspections and Installation

HCD provides rules and regulations pertaining to 3rd-party plan approval and in-plant inspection procedures for all FBH product intended for sale in California.



FBH Component Panels Readied For Installation at the Building Site

Construction Standards: FBH product design and construction is subject to the California Building Code (CBC), the same as all site-built dwelling in California. The statutory requirement for this standard is found in HSC 19990. FBH products that are constructed in other states for sale in California may also be approved (HSC 19985) by HCD. Approval is based on their construction standards being substantially equivalent to those of the CBC.

Plan Approvals: Plan approval is required for every model or type of FBH and component that is designated for sale in California (Title 25, CCR 3020). Plan approval is performed by 3rd-party Design Approval Agencies (DAA) certified by HCD. The DAA will review the FBH designs and supporting calculations to both the requirements of the CBC and FBH regulations contained in Title 25 Chapter 3, Subchapter 1.

FBH designs usually only consist of the portions of the dwelling manufactured off-site, but may also include the entire project including the foundation and other site-installed elements. Local ordinances addressing design loads, fire zones, architectural requirements and location on property will apply. If the entire project is submitted for HCD approval, the DAA will plan check and evaluate all related building systems, i.e; wall, floor, foundation, roof (truss), plumbing, electrical, mechanical, including all site-installed elements, preempting local plan check review.

If the FBH design submitted for HCD review consists only of a closed-system component or comprises only a portion of the entire dwelling, the approved FBH plans will provide all details addressing the transfer of the design loads to the rest of the site-built structure and foundation, in order to allow the local building department to complete their review of the entire

project. The plan review of the FBH component itself remains the responsibility of HCD through the 3rd-party DAA.

The plans shall also provide separate details regarding the on-site assembly and attachment of the FBH components to the foundation and surrounding structure, for use by the building department plan review and site inspection.

In-Plant Inspection: HCD certifies FBH Quality Assurance Agencies (QAA) to conduct in-plant inspections and verify compliance with the approved plans. Additionally, (see HSC section 19991.1) a city or county building department may elect to conduct in-plant inspection of FBH products within the political limits of that jurisdiction. The authority having jurisdiction must first enact an ordinance in this regard, then seek approval from HCD in order to become a local inspection agency.

Insignia Provisions: All factory built homes and component systems that are offered for sale within the state to first users (meaning a person, firm or corporation who initially installs a factory-built home or component) shall bear an insignia of approval issued by HCD (HSC 19980) by the manufacturer. The insignia shall be affixed to the FBH unit or component prior to shipment (Title 25, CCR 3039) and before release, by the manufacturer. The insignia informs the local building official that the FBH unit was inspected and conforms to California laws and regulations. It is permissible to remove or cover the insignia after acceptance by the local building inspector on site. A picture of this insignia is shown on page 11.



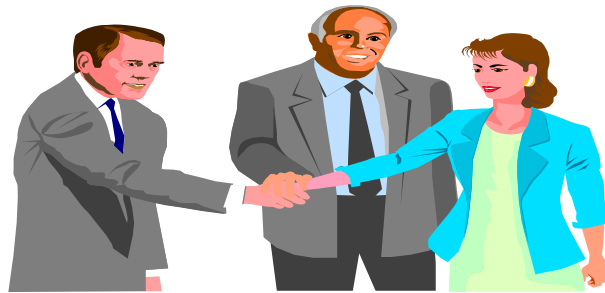
FBH building component “Structural-Insulated Panel (SIP) Assembly

Installation Provisions: FBH units shall be assembled on site in accordance with the approved installation instructions provided to the building department and shall conform to the requirements of the CBC. Approved

installation instructions must be made available to the local inspection agency by the FBH manufacturer, general contractor, or owner, in addition to the approved plans for the entire project. The local building department is responsible to inspect the assembly of FBH units, not HCD.

Some FBH installations may require special inspections, depending upon its design. HSC section 19992 requires the local building department to inspect the installation of FBH and permits the enactment of an ordinance for any additional fees that may be necessary to cover the cost of any additional inspection required to assure compliance.

Licensing Requirements for Factory-Built Housing



HCD does not require that FBH manufacturers, or distributors obtain a business license to construct or sell FBH units. Anyone who is licensed by the California Department of Real Estate may sell FBH dwellings, using the same procedures and requirements for site constructed dwellings. Anyone who is licensed by the Contractors State Licensing Board to construct conventional housing may install FBH units.

Responsibilities of Local Governments

State laws establish two roles for local government; 1. Permit approval of the portions of the project that have not been previously approved by HCD third party agencies, and, 2. Inspect the installation and assembly of FBH units at the building site.

The city, county, or city and county having jurisdiction for proposed construction on a parcel of land shall inspect FBH installation at the building site, same as would be normally performed on any other site constructed dwelling. The local enforcement agency, pursuant to HSC 19975 and 19975.1, must:

- Verify the presence of HCD Insignia of Approval on each FBH unit or component. Note: the presence of other construction approval methods or evaluation services does not eliminate the requirement for HCD insignia of approval.

- Inspect the installation of FBH units and components for compliance with the California Building Standards Code, Title 24 as applicable to Group R Occupancies.
- Inspect alterations to FBH dwelling units or components, which may be altered after the FBH component is installed. Any such alterations proposed by the owner shall be reviewed and approved by the local building department for compliance.

The Local Enforcement Agency, pursuant to HSC 19981, may not:

- Require review of any FBH plans or charge plan check fees when plans have already been approved by HCD or an HCD approved Design Approval Agency.
- Require the alteration of any FBH unit, including component systems, in order to meet any local code requirement other than local design loads and fire zones, or aesthetic/architectural review, or for location on property.

Additional Activities for Local Government

A city, county, city and county, may assume the role of the Local Inspection Agency. A Local Inspection Agency enforces FBH laws and regulations by performing in-plant inspections of the FBH production at manufacturing facilities located within the local agency's political jurisdiction. The FBH units and component systems approved by the Local Inspection Agency may be used throughout the state. The process for becoming approved by HCD to act as a Local Inspection agency is provided in Title 25 CCR 3037.

Factory Built Housing Unit Insignia of Approval

H/CD STATE OF CALIFORNIA
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF CODES AND STANDARDS

INSIGNA NO. A 015474

MANUFACTURER: _____

MODEL: _____

UNIT SERIAL NO.: _____

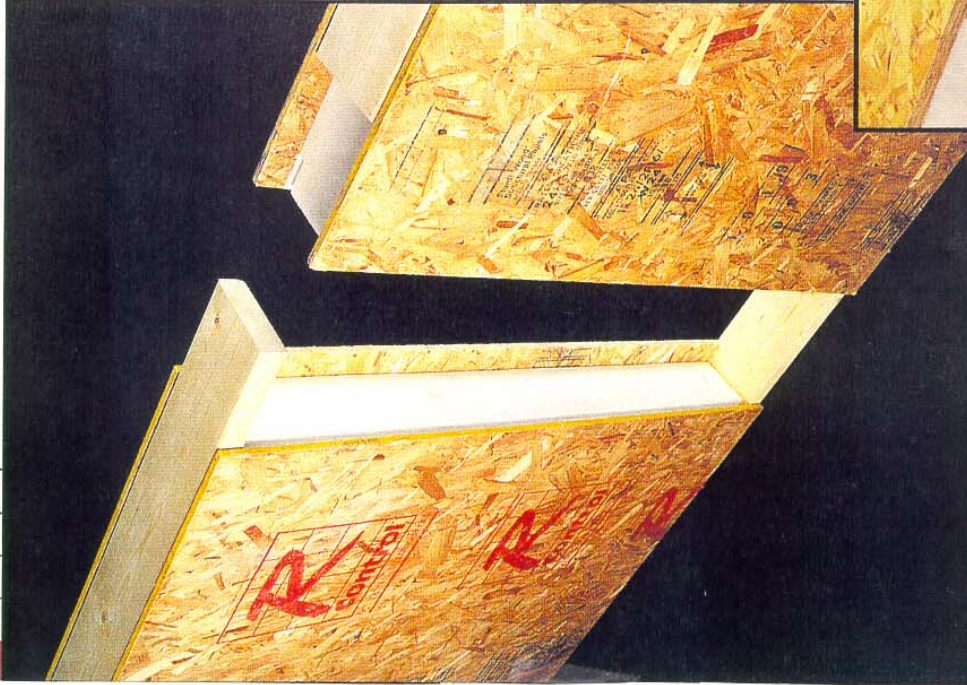
DATE OF MANUFACTURE: _____

PLAN APPROVAL NO.: _____

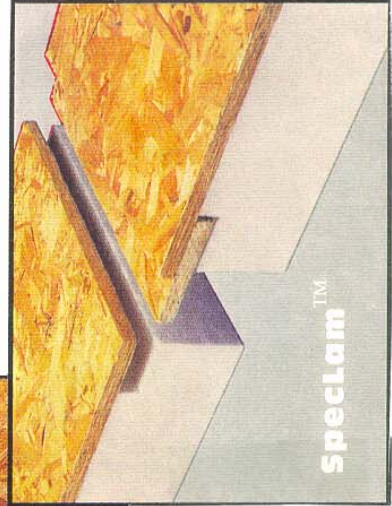
DESIGN LIVE LOADS: ROOF _____ PSF. SEISMIC ZONE: _____

DESIGN WIND LOAD: _____ MPH. EXPOSURE: _____

THIS UNIT COMPLIES WITH THE CALIFORNIA
FACTORY-BUILT HOUSING LAW



Factory Built Housing Panels



STATE OF CALIFORNIA
DEPARTMENT OF HOUSING AND
COMMUNITY DEVELOPMENT
INSIGNA NO. D613015
PLAN APPROVAL NO. _____

Factory Built Housing Component Insignia of Approval

Other Related HCD Information

- HCD HOME PAGE—HCD’s home page may be accessed at:

<http://www.hcd.ca.gov>

The home page contains information on the function of each of our divisions. Manufacturing, sales and registration information may be found under the screen entitled “Division of Codes and Standards.” In turn, that page offers information regarding:

- **Factory-Built Housing**— This page covers all of the code and building standards requirements for FBH.
- **Manufactured Housing**—This page covers all of the code and building standards requirements for manufactured homes, multi-unit manufactured homes, commercial coaches and special purpose commercial coaches.
- **Occupational Licensing**—This page covers all of the licensing requirements for manufacturing and selling manufactured homes, multi-unit manufactured homes, and commercial coaches. It also includes information on complaint processing by the Office of the Mobilehome Ombudsman.
- **Mobilehome Parks**—This page covers HCD’s multiple responsibilities to approve and monitor the administration of the law and regulations for mobilehome parks.
- **Registration and Titling**—This page covers HCD’s responsibilities for registering new and used manufactured homes, multi-unit manufactured homes, commercial coaches as well as other statutory responsibilities.
- **Employee Housing**—This page covers HCD’s regulation of employer provided housing for five or more employees to assure their health, safety and general welfare.
- **State Housing Law**—This page covers California Building Code compliance for the construction of hotels, motels, single-family and multi-family residential dwellings.

HCD BOOKLETS—The following booklets are available:

- **Insignia of Approval Information Pamphlet**—A summary on the various insignias of approval that are issued by HCD.
- **HCD Rules and Regulations**--An order form for the various law and regulations that HCD administers.
- **Occupational Licensing Information Booklet**—A compendium of the requirements for securing any of the manufacturing or sales licenses that are issued by HCD.
- **Manufactured Homes-Information for Local Government Officials**—Information for local governments on how to meet their state and federal law responsibilities relative to their manufactured home policies and procedures.

Copies of this brochure may be ordered through:

HCD-Division of Codes and Standards
Post Office Box 31
Sacramento, CA 95812-0031
Phone: 916/445-3338